



City of Somerville

PLANNING BOARD

City Hall 3rd Floor, 93 Highland Avenue, Somerville MA 02143

TO: Planning Board
FROM: Office of Strategic Planning & Community development (OSPCD) Staff
SUBJECT: 600 Windsor PI (P&Z 21-059)
POSTED: March 1, 2022

RECOMMENDATION: No change

This memo provides revised language for four (4) conditions that were proposed by Staff in the Staff Memo dated February 11, 2022. Revisions were made as requested by the Board at the February 17, 2022 public hearing.

PERMIT CONDITIONS

Should the Board approve the Master Plan Special Permit, OSPCD Staff recommend the following revised condition language for conditions 12, 14, 17, and 28 from the February 11, 2022 Staff Memo:

Thoroughfare

- The design of the Thoroughfare must not preclude the inclusion of a pedestrian bridge over the MTBA Fitchburg/Green Line rail right of way. This condition is voided upon the permitting or development of a pedestrian bridge at another location outside the development site.
- The design of the Thoroughfare must not preclude physical interconnection to vehicular entrances for surface or structured parking facilities on abutting lots or prohibit vehicular travel or access from abutting lots.

Civic Space

- Civic space lot must be dedicated to the public by a covenant or other deed restriction following the completion of construction. Satisfaction of this condition must be approved by the City Solicitor.

Transportation Mitigation

- To mitigate transportation impacts, Windsor PI/Columbia St from the intersection of Windsor PI and Windsor St extending westward to the intersection of Columbia St. and Webster Ave must be improved in a manner that establishes a new roadway centerline alignment, permits the interconnection of other planned and permitted bicycle improvements for the subject roadway, and implements a separated bikeway. Improvements along the 600 Windsor PI frontage must include a curb separated bikeway and all other improvements outside the frontage area must be implemented with minimal construction using quick build material such as paints and posts. Final design must be approved by relevant City departments.